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BLDG PERMIT NO. 4281

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

10812-6698

BLDG ADDRESS 2030 No. 26th TAX SCHEDULE NO. 2945-121-10-013

SUBDIVISION McRose Estate SQ. FT. OF PROPOSED BLDG(S)/ADDITION 480

FILING _____ BLK 1 LOT 5 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Roger Whitaker NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2030 No. 26th ST

(1) TELEPHONE 241-7939 NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(2) APPLICANT Roger Whitaker USE OF EXISTING BLDGS Dwelling - Shop

(2) ADDRESS 2030 No. 26th DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 241-7939 Porch

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-8 Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height 32'

CENSUS 6 TRAFFIC 28 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Roger Whitaker Date 3-10-98

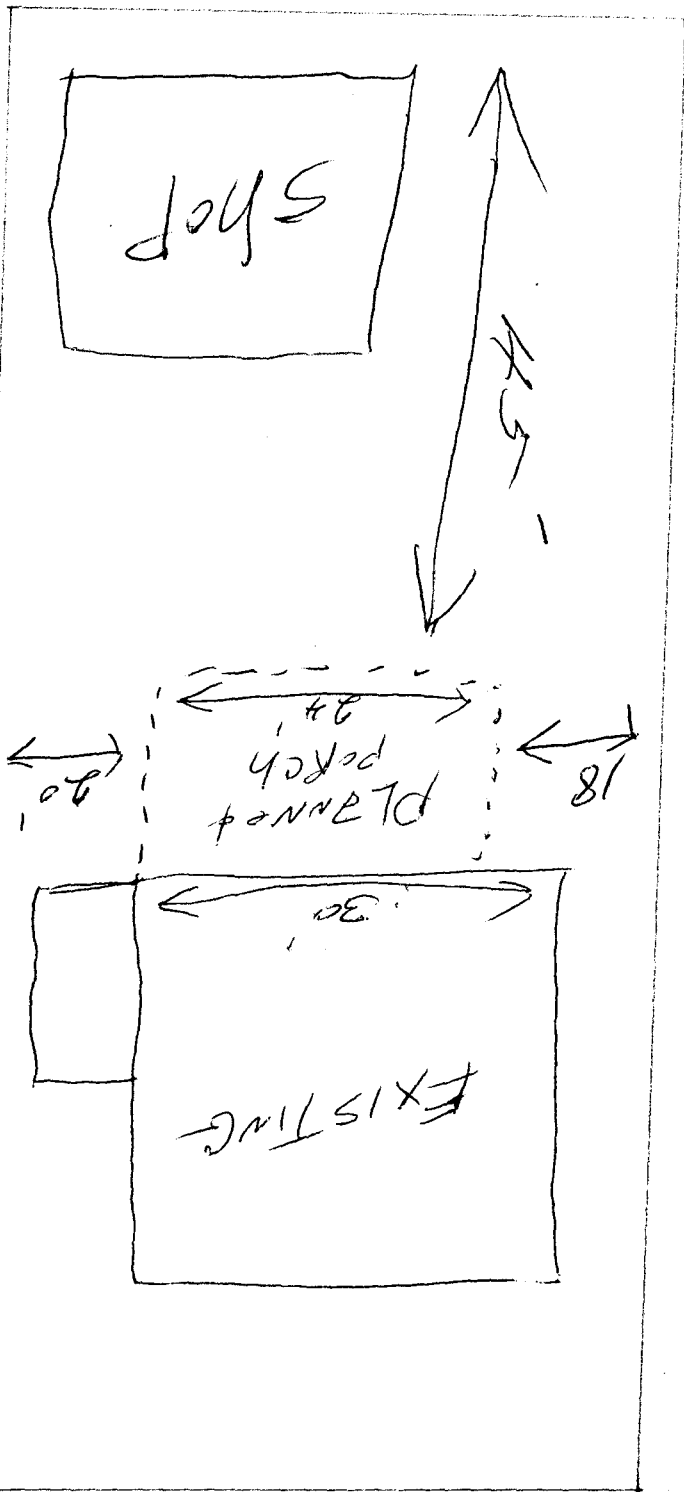
Department Approval Santa Costello Date 3-10-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting J. Adams Date 3-10-98

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED SLC 3.10.98
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

2. LOT # 2 INTEREST